

AVAILABLE NOW

8,000 SF Industrial/Flex with .5 Acre Yard

4160 BUSCH PL

Frederick, CO 80504

PRESENTED BY:

JEFF HEINE

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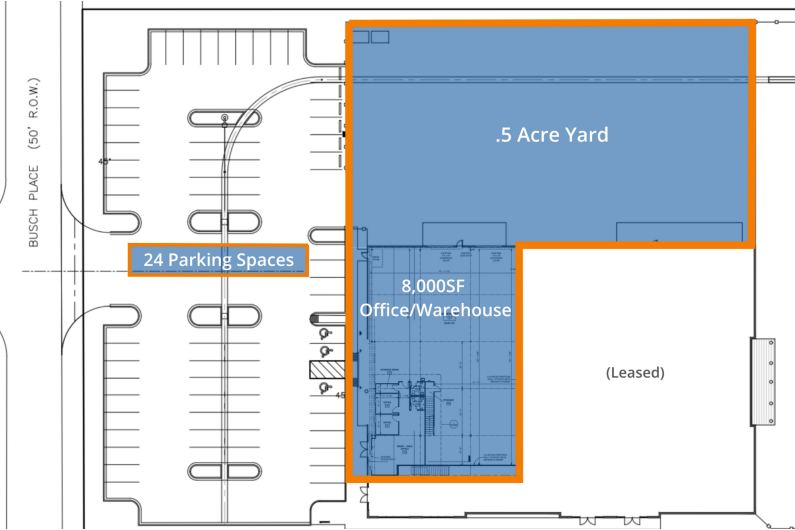
BILL REILLY

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PROPERTY DETAILS



BUILDING INFORMATION

LEASE RATE	\$18.75/SF NNN
AVAILABLE SF	8,000
AVAILABLE YARD	.5 Acres
YARD SPECS	Fenced, Paved, Secured
LOADING	Two (2) 14'x14' Drive In Doors
POWER	3 Phase: 480 Volt, 400 Amp
SPRINKLERS	Yes
CLEAR HEIGHT	18' minimum; 30' maximum
PARKING	24 Spaces + fenced yard
ZONING	I-1 (Frederick)
BUILDING SIZE	30,000 SF
SITE SIZE	5.04 Acres

PROPERTY HIGHLIGHTS

- Amazing I-25 Access and Visibility
- Functional, new construction with fenced, secured yard
- Ready for immediate occupancy!

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AMAZING I-25 VISIBILITY & ACCESS



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SITE PLAN



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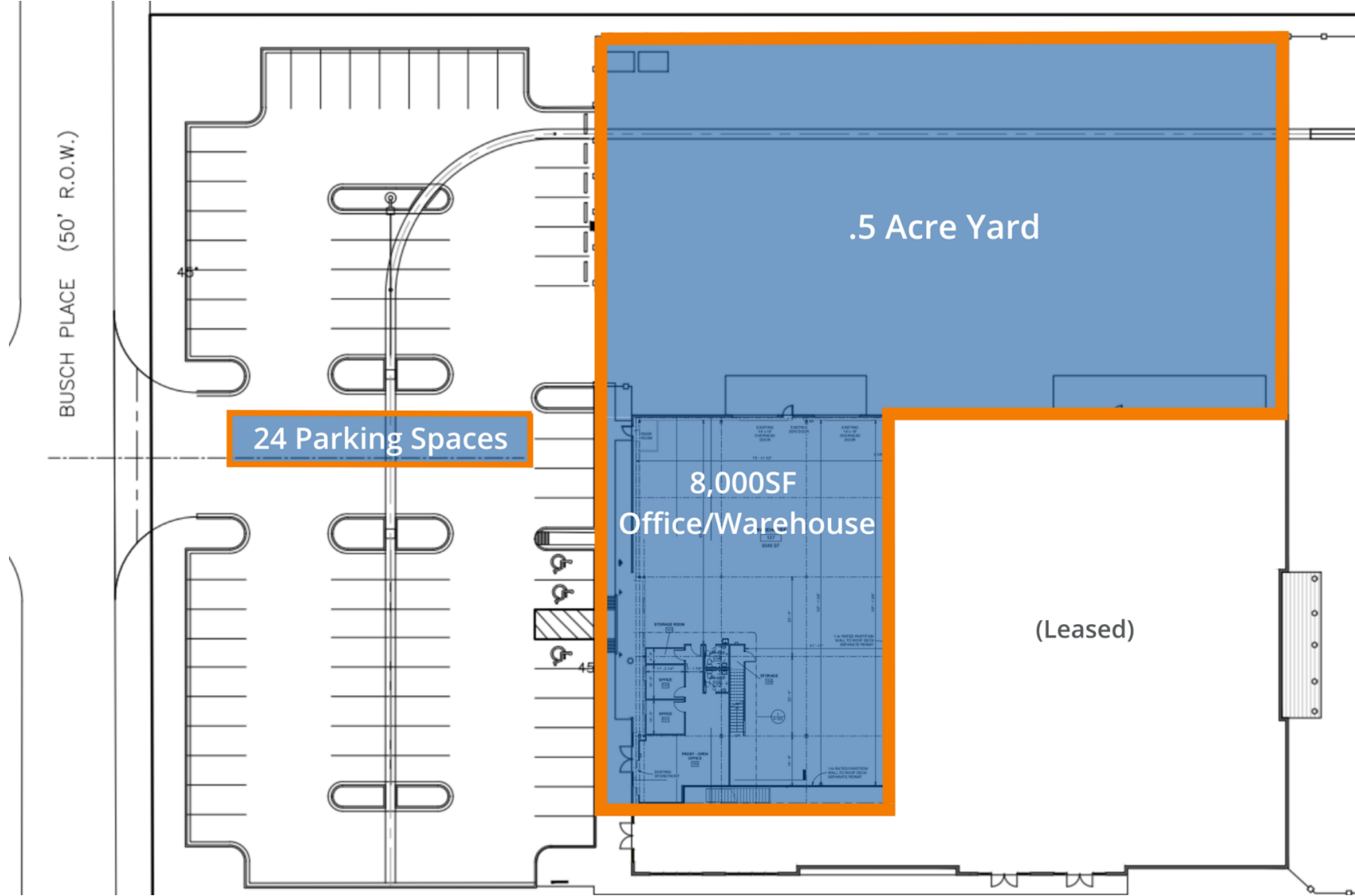
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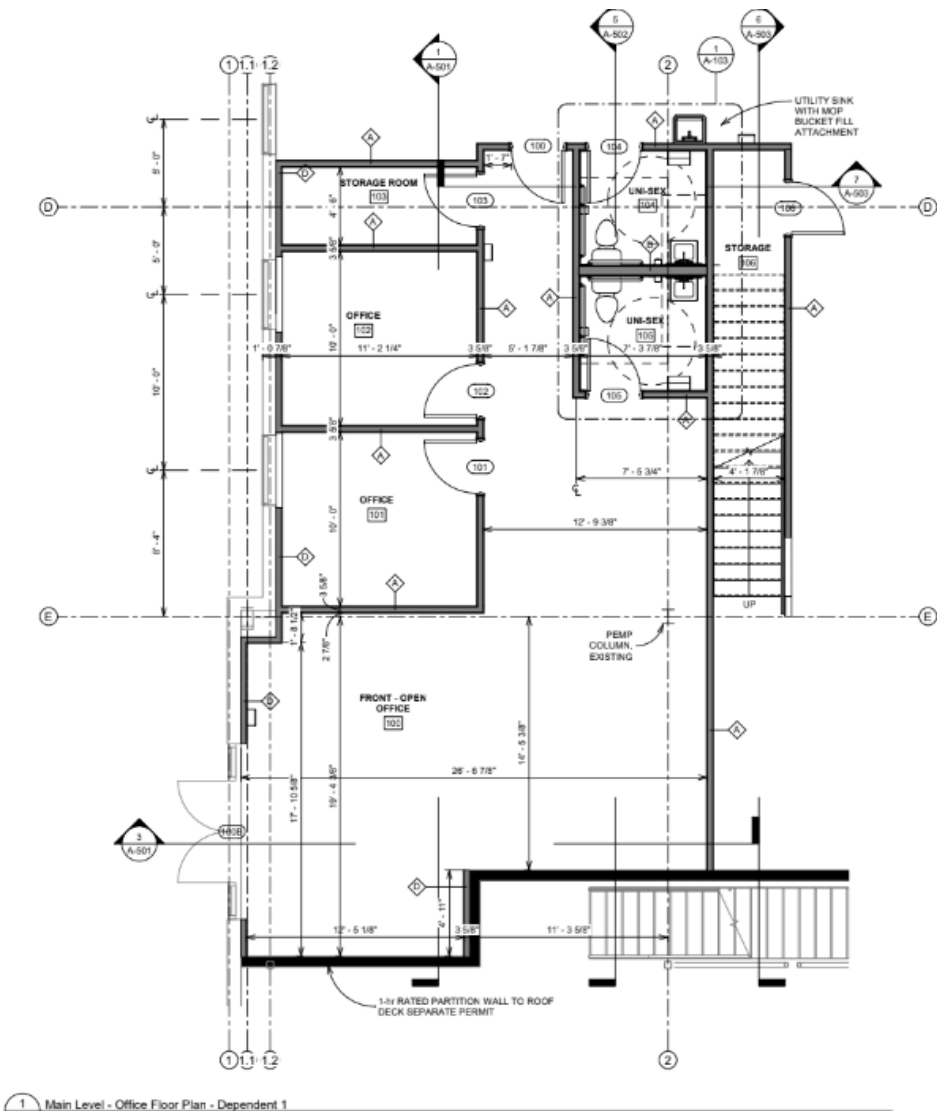
DETAILED FLOOR PLAN



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OFFICE FLOOR PLAN & DETAIL



OFFICE BUILDOUT INFORMATION

OFFICE SQUARE FEET	1,147
# OF OFFICES	2
RECEPTION AREA	Yes
# OF BATHROOMS	2 (shop + office restrooms)
STORAGE/IT ROOM	Yes
STATUS	Ready
POTENTIAL TO ADD/MODIFY	Yes

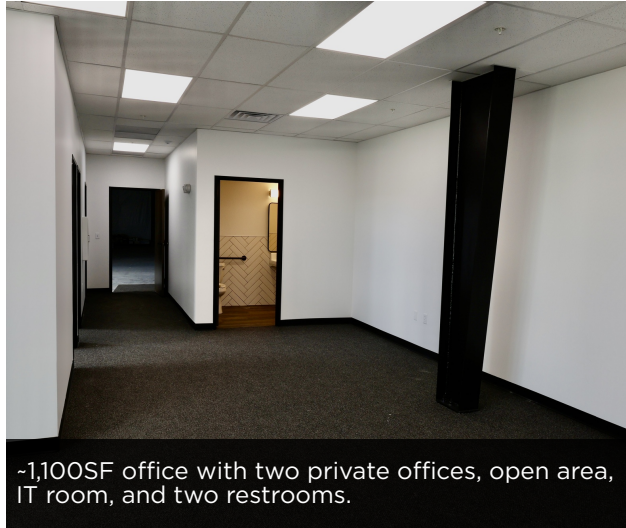
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ADDITIONAL PHOTOS



Private entrance



~1,100SF office with two private offices, open area, IT room, and two restrooms.



Representative office finish with large, West facing windows



Open warehouse area



Two, 14'x14' drive-in loading doors



One half acre of fenced, secured and paved yard.

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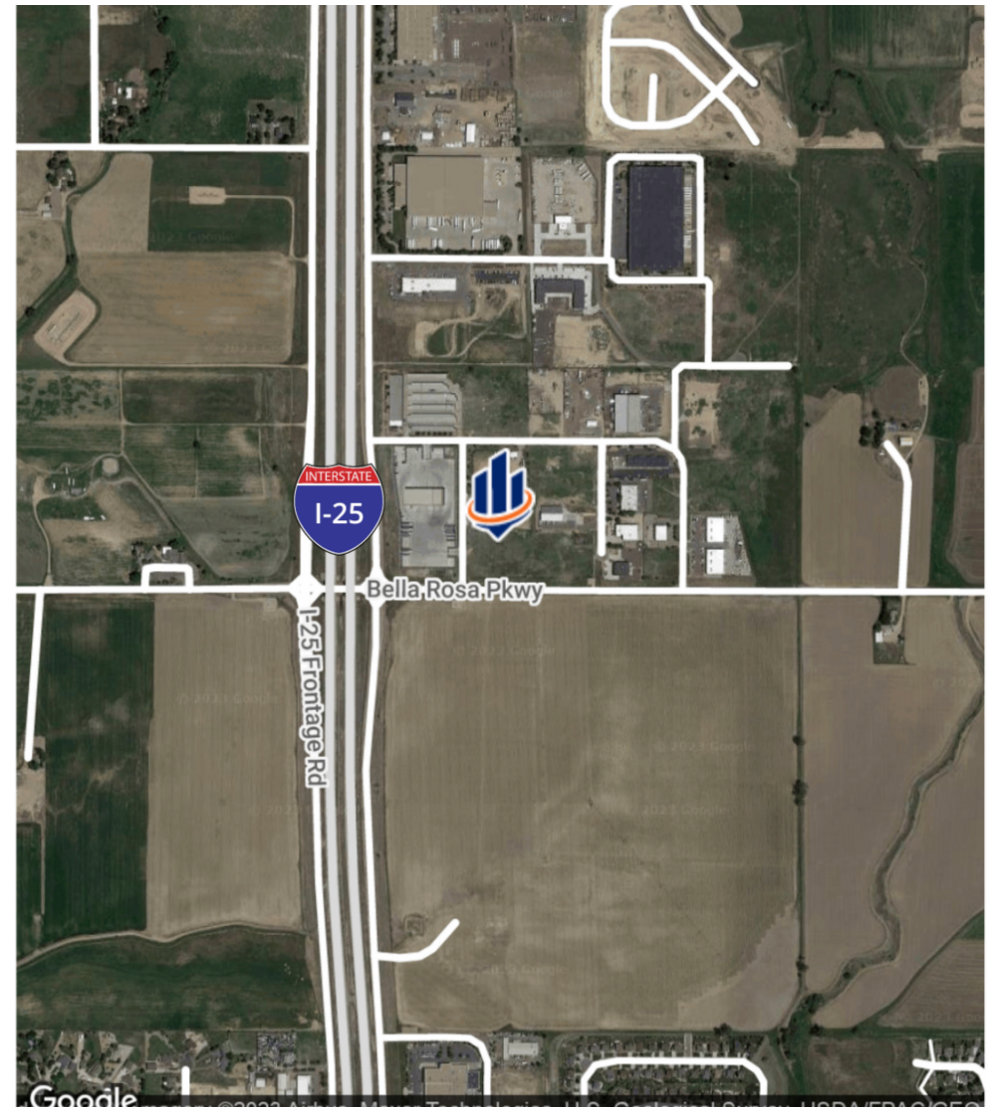
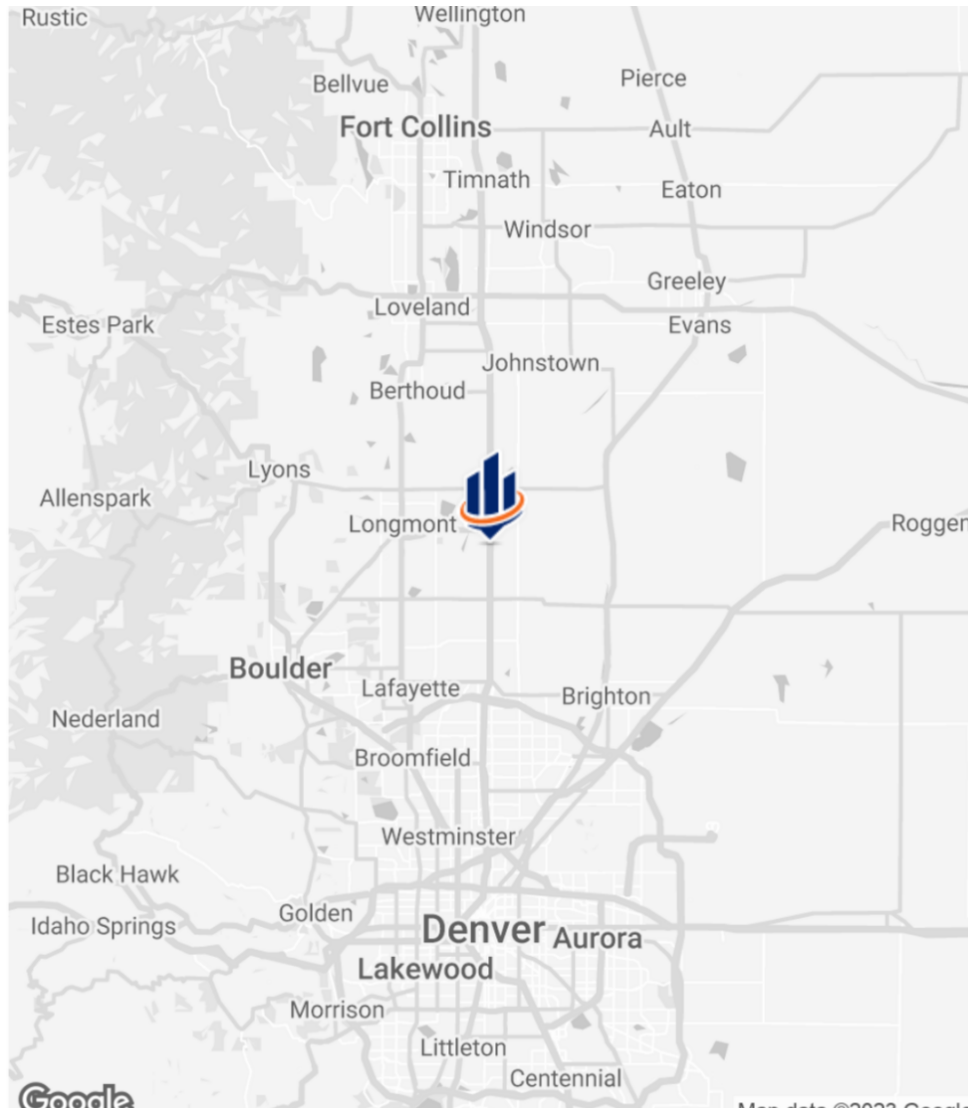
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LOCATION MAPS



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